

Maharashtra Regional and
Town Planning Act, 1966

To modify Regulation 54 of
Development Control Regulations
for Greater Mumbai, 1991 regarding
permissibility of Residential use
in C-2 Zone.

GOVERNMENT OF MAHARASHTRA

Urban Development Department,

Mantralaya, Mumbai 400 032

Dated : 5 th April, 2002

NOTIFICATION

No.TPB-4397/636/CR-118/97/UD-11.

Government vide Urban Development Department's Notification No.DCR-1090/RDP/UD/11 dated 20 th February, 1991 has sanctioned the Development Control Regulation for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from 25 th March, 1991.

02. Regulation 54 of the said regulations stipulates uses permissible in District Commercial Area/Zone (C-2 Zone) thereby permitting in C-2 Zones, uses permitted in Local Commercial Area/Zone (C-1 Zone), except Residential use other than ancillary to the said commercial user. Thus in C-2 zone, general residential development is not permitted.

03. The issue of permitting residential development alongwith the commercial development in C-2 zone had been under consideration of Government. In exercise of the powers vested under section 37 (1) of the said Act, Government vide order of even number dated 17/1/2000 had directed Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") to initiate modification to the Regulation No.54 of the said regulations thereby allowing 30% residential development in C-2 Zone (hereinafter referred to as "the said modification")

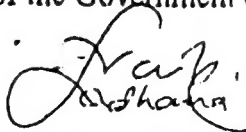
04. After completing the legal procedure as contemplated under section 37 (1) of the said Act, the said Corporation vide its letter No.CHE/4787/DPG/Gen. dated 5.2.2001 has submitted the said modification proposal to the Government for sanction. The said

Coropration has further informed that it has not received any suggestions/objections over the said modification.

05. After consulting the Director of Town Planning, Maharashtra State, Pune. Government finds it necessary to sanction the said modification. In view of the powers vested under section 37 (2) of the said Act, Government hereby -

- A) Sanction the said modification proposal as mentioned below :
- a) The modification shall comprise of permitting residential use in C-2 Zone subject to following conditions.
 - b) A composite proposal of development of land for residential use and commercial use shall be submitted by the Owner/Developer.
 - c) The extent of residential use shall not exceed 30% of the permissible floor area.
 - d) Occupation certificate for residential development shall be granted only after grant of occupation certificate in regard to corresponding proportionate work in commercial user.
- B) Fixes the date of publication of this notification in the official gazette (Ordinary) as the date of coming into force of this modification.
- C) Directs the said Corporation that in the schedule of modification sanctioning the said Regulations, after the last entry, the above referred (A) shall be added.

By order and in the of the Government of Maharashtra,


(Sadhana Naik)

Under Secretary to Government.